



Recommendation for Action

File #: 21-1304, **Agenda Item #:** 73.

3/4/2021

Posting Language

Set a public hearing related to an application by LDG Kingswood, LP, or an affiliated entity, for housing tax credits for a multi-family development that will be financed through the private activity bond program to be known as Kingswood, located at or near 13411 FM Road 812, Austin, TX 78617 within the City's extraterritorial jurisdiction. (Suggested date: Thursday, March 25, 2021 Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701).

Lead Department

Housing and Planning Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, 512-974-3064; Mandy DeMayo, Community Development Administrator, Housing and Planning Department, 512-974-1091.

Additional Backup Information:

This action sets a public hearing to receive public comment on an application that will be (or has been) submitted to the Texas Department of Housing and Community Affairs (TDHCA). The Applicant, LDG Kingswood, LP, or an affiliated entity, seeks funding for the Development through 4% Low Income Housing Tax Credits (LIHTC) and private activity bonds. After the public hearing, Council will consider a resolution for the proposed development. The property is located within the City's extraterritorial jurisdiction (ETJ).

Proposed Development

LDG Kingswood, LP, plans to develop a 328-unit multi-family development to be located at 13411 FM Road 812, Austin, TX 78617. The community will be affordable to households earning at or below 70% of the Austin Median Family Income (MFI). The intended target population of the development is the general population. The development is proposed to be partially funded with 4% Low Income Housing Tax Credits and tax-exempt bonds issued by Austin Affordable PFC. The general partner of the development's partnership will be an affiliate of Austin Affordable Housing Corporation, which is an affiliate of the Housing Authority of the City of Austin (HACA). Because of the affiliation with HACA, the property will be exempt from paying property tax. No funding from the Austin Housing Finance Corporation is being requested.

The proposed development's application to the City, as well as socioeconomic and amenities in the surrounding area, may be found at <http://www.austintexas.gov/page/current-rhdaohda-applications>.

Strategic Outcome(s):

Economic Opportunity and Affordability.